

ORDINANCE CITY OF SAINT PAUL, MINNESOTA

Presented by _____

1 An interim ordinance pursuant to Minn. Stat. 462.355, Subd. 4, to regulate
2 development in that area of the City generally on either side of University Avenue
3 from Marion Street to the western border with Minneapolis.
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5 THE COUNCIL OF THE CITY OF SAINT PAUL DOES ORDAIN:

6 7 Section 1. 8

9 **Statement of Legislative Intent, Need for Interim Ordinance:** In the spring of 2006, Mayor Coleman
10 asked the Planning Commission to establish two community-based task forces to prepare a *Central*
11 *Corridor Development Strategy*, a vision and development strategy for the future of University Avenue and
12 Central Corridor given the planned investment in light rail transit. The Mayor asked that the task forces be
13 representative of area residents, businesses and communities of color, as well as those with interest and
14 expertise in areas such as affordable housing, real estate, urban design, finance, sustainable and transit-
15 oriented development. The task forces met over the past year, finalized their recommendations for the
16 *Central Corridor Development Strategy*, and have transmitted those recommendations to the Planning
17 Commission for review, public hearing, and recommendation for adoption as a chapter of the City's
18 Comprehensive Plan.
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20 The *Central Corridor Development Strategy* (CCDS) addresses issues such as: land use planning and
21 zoning; density and design of new development; mixed-income housing; business development and
22 retention; pedestrian and bicycle connections; streetscape design; parks and open spaces; sustainable
23 development; and public art. Included in the CCDS are recommendations for revisions to the City's
24 zoning ordinance needed to encourage new development that is consistent with the vision, goals, and
25 objectives of the CCDS. As an intermediate step, the CCDS also recommends that the City enact an
26 interim zoning ordinance. Page 83 of the CCDS specifically states, ". . . an interim zoning provision
27 should be implemented, while a full zoning study is undertaken. This interim zoning should not change
28 existing zoning, but modify the underlying regulations to exclude uses or standards not considered
29 supportive of pedestrian- and transit-oriented environments."

30 The University Avenue Central Corridor Task Force undertook a process to evaluate potential interim
31 zoning regulations. The task force's desire was to allow new development to continue, but under modified
32 zoning regulations that would preclude new development that is inconsistent with the vision, goals, and
33 objectives of the CCDS. During the up to one year period of the interim regulations, it recommended that
34 a zoning study be undertaken to determine permanent amendments to the zoning code text and zoning of
35 property needed to implement the CCDS. The University Task Force developed recommendations for both
36 interim zoning regulations and the properties these regulations should apply to, based on the
37 recommendations in the CCDS. They forwarded these recommendations to the Mayor and City Council.
38 The area the task force has recommended the interim zoning regulations apply does not include the portion
39 of the Central Corridor east of Marion Street, as a portion of this is in the Capitol Area Architectural
40 Planning Board's jurisdiction, and another portion is in the downtown area, where current zoning is
41 supportive of the development envisioned in the CCDS.
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44 For the purpose of protecting the City's planning process, pending the completion of the Planning
45 Commission and City Council review and adoption of the CCDS, and pending completion of the zoning
46 study by the City's Department of Planning and Economic Development and Planning Commission to
47 determine zoning code amendments and property rezonings needed to implement the CCDS, and pending
48 adoption of such recommendations by the City Council, an interim zoning ordinance of limited duration
49 must be enacted to protect the planning process by prohibiting new development that may be inconsistent
50 with the design, zoning, and comprehensive plan objectives envisioned in the proposed CCDS and the
51 City's Comprehensive Plan.

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53 **Policy direction for zoning study.** As part of the zoning study to be undertaken over the next year to
54 determine zoning code amendments and property rezonings needed to implement the CCDS, building
55 heights along the area between Lexington Parkway and Marion Street shall be restricted to a maximum of
56 3 stories on lots in the interior of blocks and up to 4 stories on corner lots at intersections. Five story
57 heights may be allowed at major intersections where full block depth properties are available for
58 redevelopment. This height limit does not apply to the current TN2 zoning in place for the intersection of
59 Dale St. and University Ave.

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Section 2.

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63 **Interim Zoning Ordinance Imposed.** Pending completion of the said study and any other necessary
64 studies or study recommendations, and the adoption of any amendments to the Comprehensive Plan and
65 Zoning Code based upon the study or studies, as provided under Minn. Stat. 462.355, Subd. 4, the issuance
66 of building and zoning permits for development of new buildings for any parcel of land or part thereof
67 within the study area as set forth below, shall be regulated by the additional requirements in this section for
68 a period of time not to exceed twelve (12) months from the effective date of this ordinance. Until such
69 time as the said study has been completed and the Council has reviewed its recommendations for possible
70 adoption, City departments receiving written applications for the approvals noted above shall accept the
71 applications and immediately process them in accordance with the provisions of Minn. Stat. 15.99, Subd. 2
72 and the intent of this interim ordinance.

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- 75 1. **General Area It Applies To.** The parcels included are generally the "Area of Change" as defined
76 in the CCDS, from Marion St. west to the border with Minneapolis. The interim overlay
77 requirements would apply to all properties within the interim overlay area. However, for some
78 provisions, there are somewhat different requirements that apply to properties within station areas
79 than those outside of station areas within the interim overlay. Station areas are defined as all
80 properties within ¼ mi. from proposed stations within the interim overlay area. A list of all
81 properties (PINs) affected are listed in Section 3. A map of the properties affected is attached.
- 82 2. **Floor Area Ratio (FAR).** For new buildings a minimum 1.0 FAR at station areas (1/4 mi.); min.
83 0.5 FAR elsewhere is required. Public gathering, landscaped, public art, and outdoor seating areas
84 may be counted toward building square footage in calculating the FAR. Industrially-zoned land
85 between Prior and Vandalia is exempted from the minimum FAR requirement.
- 86 3. **Building Heights.** Two (2) story building height minimums are required at station areas (within ¼
87 mile).

- 88 4. **Building Setbacks.** New buildings must be set back a minimum of 0 ft. to a maximum of 10 ft.
89 from the front property line for commercial and mixed-use buildings; the setback area should
90 include landscaping, or tables, or seating, or other pedestrian amenities. The St. Anthony Ave.
91 frontage is exempted from the maximum setback requirement. Development along the St. Anthony
92 frontage road may be oriented to other streets, including the existing or potential new interior east-
93 west streets.
- 94 5. **Parking Requirements.** Non-residential uses: the off-street parking required shall be a minimum
95 of 60% to a maximum of 85% of the regular Zoning Code parking requirements. The maximum
96 may be exceeded if the additional parking spaces are structured (ramp, deck, underground, or
97 within a building). Residential uses: a maximum of 1.0 spaces/unit may be provided unless the
98 additional parking spaces are structured. There is no minimum parking requirement for residential
99 uses.
- 100 6. **Parking Placement.** Parking must be placed in back, or in an interior side yard, or below grade, or
101 within a building. Interior side yard surface parking fronting on University Ave. and in station
102 areas with frontage on other streets may not exceed 2 rows of parking with a drive aisle between
103 (not to exceed 60 ft. of street frontage). St. Anthony Avenue frontage is exempted from this
104 requirement.
- 105 7. **Use Restrictions.** The establishment of any new use for No new auto sales and rental, auto repair,
106 auto service station, auto convenience market, auto specialty store, or car wash uses shall not be are
107 allowed at station areas, even if a zoning or building permit is not required. New drive-through
108 uses at station areas will be allowed as regulated by TN2 zoning, which allows one drive-through
109 lane to the side or rear of a building, with banks being allowed up to 3 drive-throughs.
- 110 8. **Design Requirements.** The interim overlay area is defined as a pedestrian-oriented commercial
111 district and the design standards in Sec. 63.110 (c) of the Zoning Code will apply to new
112 development. If any of the requirements in Sec. 63.110 (c) conflict with the requirements in
113 Section 2 above, the requirements in Section 2 shall apply.

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115 **Exemptions.** Existing buildings in the interim overlay area may be expanded without fully meeting
116 these requirements, as long as the expansion or addition does not make the total structure less
117 conforming than previously. The proposed home improvement store project on Pascal for which an
118 application has been made for site plan approval is explicitly exempt from the new requirements.
119 Further, the currently pending site plan and related approvals for the Walgreen=s and Big Top
120 Liquors site are also exempted from the requirements of this interim ordinance provided that the owner
121 agrees to construct a second story on the new Walgreen=s building proposed along side Snelling
122 Avenue. However, the development of both buildings may, if the owner desires, take advantage of the
123 Parking Requirements provided in this interim ordinance. A proposed auto sales use at 670 Pelham is
124 also explicitly exempt from the requirements of this interim ordinance.

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126 **Conflicting provisions.** All requirements of the underlying zoning district shall apply, except when
127 they conflict with the specific requirements defined above. In such cases, the requirements of this
128 section shall apply.

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130 **Variances from these requirements.** Requests for variances from these requirements shall be
131 considered by the Board of Zoning Appeals, or by the Planning Commission if in conjunction with a
132 conditional use permit or site plan review application, following the normal procedures for variances as
133 specified in the Zoning Code.

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Section 3.

Properties Affected by the Interim Overlay Requirements.

Interim Overlay - Properties Within the 1/4 Mile Station Area – West of 280

292923320050	292923330104	292923330145	292923330186
292923320051	292923330105	292923330146	292923330187
292923330061	292923330106	292923330147	292923330188
292923330066	292923330107	292923330148	292923330189
292923330067	292923330108	292923330149	292923330190
292923330068	292923330109	292923330150	292923330191
292923330069	292923330110	292923330151	292923330192
292923330070	292923330111	292923330152	292923330193
292923330071	292923330112	292923330153	292923330194
292923330072	292923330113	292923330154	292923330195
292923330073	292923330114	292923330155	292923330196
292923330074	292923330115	292923330156	292923330197
292923330075	292923330116	292923330157	292923330198
292923330076	292923330117	292923330158	292923330199
292923330077	292923330118	292923330159	292923330200
292923330078	292923330119	292923330160	292923330201
292923330079	292923330120	292923330161	292923330202
292923330080	292923330121	292923330162	292923330203
292923330081	292923330122	292923330163	292923330204
292923330082	292923330123	292923330164	292923330205
292923330083	292923330124	292923330165	292923330206
292923330084	292923330125	292923330166	292923330207
292923330085	292923330126	292923330167	292923330208
292923330086	292923330127	292923330168	292923330209
292923330087	292923330128	292923330169	292923330210
292923330088	292923330129	292923330170	292923330211
292923330089	292923330130	292923330171	292923330212
292923330090	292923330131	292923330172	292923330213
292923330091	292923330132	292923330173	292923330214
292923330092	292923330133	292923330174	292923330215
292923330093	292923330134	292923330175	292923330216
292923330094	292923330135	292923330176	292923330217
292923330095	292923330136	292923330177	292923330218
292923330096	292923330137	292923330178	292923330219
292923330097	292923330138	292923330179	292923330220
292923330098	292923330139	292923330180	292923330221
292923330099	292923330140	292923330181	292923330222
292923330100	292923330141	292923330182	292923330223
292923330101	292923330142	292923330183	292923330224
292923330102	292923330143	292923330184	292923330225
292923330103	292923330144	292923330185	292923330226

292923330227	292923330264	292923320036	292923320091
292923330228	292923330265	292923320055	292923320092
292923330229	292923330266	292923320058	292923320093
292923330230	292923330267	292923320059	292923320094
292923330231	292923330268	292923320052	292923320095
292923330232	292923330269	292923320053	292923320096
292923330233	292923330270	292923320060	292923320097
292923330234	292923330271	292923320061	292923320098
292923330235	292923330272	292923320062	292923320099
292923330236	292923330273	292923320063	292923320100
292923330237	292923330274	292923320064	292923320101
292923330238	292923330275	292923320065	292923320102
292923330239	292923330276	292923320066	292923320103
292923330240	292923330277	292923320067	292923320104
292923330241	292923330056	292923320068	292923320105
292923330242	292923330051	292923320069	292923320106
292923330243	292923330017	292923320070	292923320107
292923330244	292923330052	292923320071	292923320108
292923330245	292923330018	292923320072	292923320109
292923330246	292923330058	292923320073	292923320110
292923330247	292923330057	292923320074	292923320111
292923330248	292923330054	292923320075	292923320112
292923330249	292923330034	292923320076	292923320113
292923330250	292923330023	292923320077	292923320114
292923330251	292923330022	292923320078	292923320115
292923330252	292923330035	292923320079	292923320116
292923330253	292923330036	292923320080	292923320117
292923330254	292923330037	292923320081	292923320118
292923330255	292923330038	292923320082	292923320119
292923330256	292923330021	292923320083	292923320120
292923330257	292923330026	292923320084	292923320121
292923330258	292923330050	292923320085	292923320122
292923330259	292923330053	292923320086	292923320123
292923330260	292923330024	292923320087	292923320124
292923330261	292923330025	292923320088	292923320125
292923330262	292923320035	292923320089	292923320126
292923330263	292923330055	292923320090	

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Interim Overlay - Properties Outside the 1/4 Mile Station Area – West of 280

292923330039	292923330042	292923330044	292923330033
292923330040	292923330029	292923330045	322923220004
292923330027	292923330043	292923330032	322923220003
292923330041	292923330030	292923330046	322923220005
292923330028	292923330031	322923220006	322923220001

232 Interim Overlay - Properties Within the 1/4 Mile Station Area – 280 to Prior

292923440012	292923430056	292923340014	322923110052
292923340062	292923430060	292923340015	322923120024
292923340064	292923430061	292923340076	322923120034
292923340065	292923430063	292923340016	322923120026
292923340063	292923430047	292923340017	322923120025
292923340075	292923430049	292923340018	322923120027
292923340068	292923430050	292923340022	322923210031
292923340054	292923430053	292923340021	322923110015
292923340066	292923430052	322923120011	322923110016
292923340055	292923430051	322923120032	322923110017
292923340051	292923430054	322923120015	322923110014
292923340056	292923430058	322923120036	292923440038
292923340052	292923430059	322923120028	292923430075
292923340053	292923430057	322923120035	292923430076
292923440013	292923430062	322923120030	322923120008
332923230016	292923430080	322923110061	322923120009
332923230017	292923430064	322923110020	322923120042
332923220030	292923430067	322923210030	322923120041
292923340057	292923430066	322923210029	322923120043
292923340059	292923430001	322923210020	322923120022
292923340050	292923340007	322923210022	322923120040
292923340081	292923340008	322923210021	292923430081
322923120044	292923340009	322923210023	322923120039
292923430127	292923340010	322923210024	322923120037
292923430128	292923340077	322923210026	322923120019
292923430129	292923340025	322923210027	322923120021
292923430126	292923340024	322923210025	322923120038
292923430082	292923340023	322923210028	322923210017
292923430045	292923340012	292923340079	322923210016
292923430055	292923340011	322923210035	322923210015
292923430083	292923340013	322923120033	322923210018
292923430048	292923340020	322923120023	322923210019

233
234 Interim Overlay - Properties Outside the 1/4 Mile Station Area – 280 to Prior

332923220014	332923230021	332923220025	292923310082
332923220008	332923220010	332923320007	292923310083
292923340027	332923230004	332923320006	292923340005
322923110008	332923230005	332923320008	292923340006
322923110043	332923220027	332923320003	292923340082
322923110006	332923320001	332923320005	322923110058
322923110007	322923110059	332923320002	322923110037
322923110012	322923110060	332923320004	322923110044
322923110013	332923230008	332923320036	322923110029
322923110045	332923230009	292923310080	322923110030
332923230020	332923230010	292923310081	322923110022

	322923110055	322923110057	322923210014	
	322923110056	322923110038		
235				
236	Interim Overlay - Properties Within the 1/4 Mile Station Area – Prior to Snelling			
	332923130018	332923140084	332923240042	332923210010
	332923140004	332923140083	332923240043	332923410122
	332923130028	332923140187	332923240044	332923410123
	332923130020	332923140186	332923240028	332923410027
	332923130017	332923140185	332923240012	332923410026
	332923130032	332923140078	332923240024	332923410008
	332923140031	332923130004	332923240020	332923410009
	332923140032	332923130031	332923240021	332923410010
	332923140033	332923130030	332923240022	332923410012
	332923130033	332923130006	332923240023	332923410013
	332923140052	332923130036	332923240013	332923420006
	332923140053	332923130035	332923240069	332923420010
	332923140054	332923240064	332923240070	332923420011
	332923130034	332923240076	332923240071	332923420012
	332923140055	332923140192	332923240072	332923420007
	332923130029	332923240037	332923240073	332923420009
	332923140068	332923240036	332923240074	332923420013
	332923140069	332923240035	332923240075	332923420008
	332923140070	332923240034	332923240008	332923420016
	332923140071	332923240033	332923240007	332923420015
	332923140072	332923240032	332923240009	332923420014
	332923140073	332923240031	332923240010	332923420164
	332923140074	332923240030	332923240011	332923420017
	332923140075	332923240029	332923240006	332923420018
	332923140076	332923240038	332923240003	332923420019
	332923140077	332923240039	332923240002	
	332923140086	332923240040	332923240004	
	332923140085	332923240041	332923240005	
237				
238	Interim Overlay - Properties Outside the 1/4 Mile Station Area – Prior to Snelling			
	332923130001	332923140183	332923420002	332923420078
	332923140008	332923140184	332923420003	332923420077
	332923140007	332923410115	332923420004	332923420076
	332923140006	332923210006	332923420005	332923420083
	332923140005	332923410127	332923420082	332923420084
	332923130002	332923410128	332923420081	332923420085
	332923140181	332923410114	332923420080	332923420086
	332923140182	332923420001	332923420079	

239	Interim Overlay - Properties Within the 1/4 Mile Station Area – Snelling to Lexington		
	342923230137	342923140218	342923230074
	342923230138	342923140222	342923230130
	342923230151	342923140101	342923230129
	342923230152	342923140102	342923230128
	342923230153	342923140103	342923230127
	342923230167	342923240226	342923230126
	342923230164	342923240225	342923230184
	342923230165	342923240224	342923230183
	342923230166	342923240223	342923230182
	342923230172	342923240222	342923230181
	342923230173	342923240221	342923230180
	342923230174	342923240220	342923230179
	342923230175	342923240219	342923230178
	342923230176	342923240218	342923230177
	342923140212	342923240217	342923410001
	342923140213	342923240216	342923310016
	342923140214	342923240215	342923320001
	342923140215	342923230077	342923320004
	342923140216	342923230076	342923320005
	342923140217	342923230075	342923320006
241			
242	Interim Overlay - Properties Outside the 1/4 Mile Station Area – Snelling to Lexington		
	342923130105	342923130178	342923310022
	342923130104	342923130177	342923310018
	342923130103	342923240109	342923310024
	342923130188	342923240108	342923310025
	342923130187	342923240107	342923310027
	342923130186	342923240106	342923420022
	342923130185	342923240105	342923420023
	342923130184	342923310017	342923420019
	342923130183	342923310026	342923420021
	342923130182	342923310023	342923420020
	342923130181	342923310020	342923420001
	342923130180	342923310014	342923420002
	342923130179	342923310011	342923420003
243			
244	Interim Overlay - Properties Within the 1/4 Mile Station Area – Lexington to Dale		
	352923410218	352923140240	352923140211
	352923410219	352923140239	352923140212
	352923410200	352923140125	352923140213
	352923410221	352923140152	352923140243
	352923410222	352923140206	352923140207
	352923410223	352923140208	352923140228
	352923140205	352923140209	352923140227
	352923140204	352923140210	352923140223

352923230085	352923230202	352923320008	352923320054
352923230084	352923320006	352923320002	352923410001
352923230082	352923320007	352923320147	352923410002
352923230200	352923320143	352923320148	352923410209
352923230088	352923320012	352923320145	352923410216
352923230083	352923320011	352923320009	352923410217
352923230091	352923320010	352923320146	352923410003
352923230092	352923320141	352923320072	352923410199
352923230195	352923320020	352923320074	352923410200
352923230189	352923320021	352923320073	352923410206

245

246

Interim Overlay - Properties Outside the 1/4 Mile Station Area – Lexington to Dale

352923130202	352923240106	352923310111	352923420011
352923130201	352923240105	352923310112	352923420013
352923130195	352923240103	352923310113	352923420014
352923130194	352923240104	352923310114	352923420015
352923130235	352923240224	352923310115	352923420008
352923130240	352923240223	352923310116	352923420012
352923130198	352923240222	352923310117	352923420031
352923130229	352923240221	352923310118	352923420032
352923130228	352923240215	352923310119	352923420033
352923130227	352923240230	352923310120	352923420034
352923130226	352923310001	352923310121	352923420036
352923130225	352923310002	352923310122	352923420040
352923130223	352923310003	352923420001	352923420041
352923130222	352923310004	352923420002	352923420042
352923130221	352923310005	352923420003	352923420195
352923130220	352923310006	352923420004	352923420198
352923130219	352923310007	352923420005	352923420199
352923130217	352923310009	352923420006	352923420035
352923130224	352923310008	352923420007	352923420039
352923130218	352923310109	352923420009	
352923240107	352923310110	352923420010	

247

248

Interim Overlay - Properties Within the 1/4 Mile Station Area – Dale to Marion

362923230167	362923230242	362923230117	362923130196
362923230203	362923230241	362923230116	362923140122
362923230204	362923230240	362923230254	362923420033
362923230205	362923230250	362923230114	362923420122
362923230206	362923230229	362923230249	362923410001
362923230230	362923230259	362923230255	362923410009
362923230231	362923230233	362923140111	362923410008
362923230232	362923230243	362923130200	362923410007
362923230234	362923230251	362923130213	362923410036
362923230247	362923230237	362923130215	362923410035
362923230253	362923230118	362923130198	362923320006

249	362923320007	362923320005	362923320094	362923320004
250	362923320096	362923320095	362923320093	362923320003
Interim Overlay - Properties Outside the 1/4 Mile Station Area – Dale to Marion				
	362923130181	362923420104	362923310010	362923240105
	362923130180	362923420013	362923310026	362923240103
	362923130201	362923420020	362923310105	362923240102
	362923130199	362923420021	362923310012	362923240101
	362923130197	362923420123	362923310011	362923240100
	362923130176	362923420124	362923310025	362923240099
	362923130202	362923310027	362923310137	362923240098
	362923130178	362923310028	362923310116	362923240110
	362923130189	362923310033	362923310024	362923240104
	362923130187	362923310134	362923240111	362923240215
	362923130184	362923310135	362923240109	362923240214
	362923130179	362923310136	362923240108	362923240229
	362923130182	362923310115	362923240107	362923240232
	362923420012	362923310009	362923240106	362923240222

Section 4.

This ordinance shall take effect and be in force thirty (30) days following its passage, approval and publication.

	Yea	Nay	Absent
Benanav			
Bostrom			
Harris			
Helgen			
Lantry			
Montgomery			
Thune			

Requested by Department of:

By: _____

Form Approved by City Attorney

By: _____

Adopted by Council: Date _____

Adoption Certified by Council Secretary

Form Approved by Mayor for Submission to Council

By: _____

Approved by Mayor: Date _____

By: _____

By: _____